



MAYOR AND COUNCIL AGENDA

NO. 21

DEPT.: Community Planning and Development Services

DATE: 12/21/04

CONTACT: Castor D. Chasten, Planner III

ACTION: Introduction and adoption of Ordinance amending the zoning map for Annexation Petition ANX2004-00135 to annex 37,600 square feet of land, more or less, located at 9604 Veirs Drive, as presented by the Virginia Simmons Trust, Petitioners.

ACTION STATUS:

FOR THE MEETING OF: 1/10/05

INTRODUCED 9/13/04

PUB. HEARING 12/6/04

INSTRUCTIONS

APPROVED

EFFECTIVE

ROCKVILLE CITY CODE,

CHAPTER

SECTION

☐ CONSENT AGENDA

RECOMMENDATION: Staff recommends that the Mayor and Council:

1. Introduce the ordinance.
2. Make a motion to waive the layover period. If the motion to waive the layover period receives an affirmative vote of four members of the Mayor and Council, move to adopt the ordinance.

IMPACT: ☐ Environmental ☐ Fiscal ☐ Neighborhood ☒ Other:

This annexation would increase the area of the City by approximately 0.863 acres of unimproved land.

BACKGROUND: The petitioners' request annexation into the City of Rockville, property consisting of a single parcel of land containing .86 acres. The parcel is currently unimproved and heavily wooded. The subject property is classified in the RE-1 (one dwelling unit per acre) zone in Montgomery County. Upon annexation, the petitioners request that the subject property be classified in the R-E (Residential Estates) zone in the City of Rockville by the Mayor and Council. Both zones have 40,000 square foot minimum lot size requirements.

The subject petition has been submitted in accordance with the provisions of Article 23A of the Annotated Code of Maryland, which specifies procedures for annexation to a municipal corporation. In accordance with said provision the Mayor and Council introduced a resolution to enlarge the corporate boundaries of the City to include the subject property at its meeting on September 13, 2004. The Mayor and Council also adopted a resolution to provide for a public hearing in connection with the annexation of the subject property at its meeting on September 13, 2004. In accordance with Section 25-99 of the City of Rockville Zoning & Planning Ordinance the Planning Commission conducted a public hearing on November 17, 2004, so that interested persons, who wished to speak

and/or submit written comments into the official record, had an opportunity to do so. The Planning Commission's public hearing on the matter allowed interested parties to comment and/or submit written comments into the official record regarding the annexation of the property. No one spoke in opposition to the request, at the Commission meeting. The Mayor and Council held a public hearing on the request on December 6, 2004. It is expected the Mayor and Council will adopt a resolution to enlarge the corporate boundaries of the City and introduce the Ordinance amending the Zoning Map at the January 10, 2005 meeting. At that meeting, the Mayor and Council would also adopt the Ordinance amending the Zoning Map. The annexation is effective forty-five days after adoption of the Ordinance by the Mayor and Council.

The County's Planning Board considered the request on December 16, 2005. The County's Planning Board recommended the annexation request be approved and that the property owner voluntarily pay the County's Park Tax (See Circle Page 16).

PREPARED BY:

Castor D. Chasten

Castor D. Chasten, Planner III

APPROVE:

Robert Spalding

Robert Spalding, AICP, Chief of Planning

1-3-5
Date

Arthur D. Chambers

Arthur D. Chambers, AICP, Director

1/3/05
Date

Scott Ullery

Scott Ullery, City Manager

01/05/05
Date

List OF ATTACHMENTS:

1. Resolution to enlarge the corporate boundaries (Circle Page 1)
2. Staff Report dated November 10, 2004. (Circle Page 2)
3. Montgomery County Planning Board letter. (Circle Page 16)

Ordinance No. _____

ORDINANCE:

To amend the Zoning Map by adding 37,607 square feet of land, more or less, owned by The Virginia Simmons Revocable Trust, placing said property in the R-E, Residential Estate Zone

WHEREAS, the Mayor and Council of Rockville, Maryland, on January 10, 2005, in accordance with the provisions of Section 19, Article 23A of the Annotated Code of Maryland, 1957 Edition, as amended, enacted a Resolution enlarging and extending the boundaries of the City of Rockville so as to include a parcel of land owned by The Virginia Simmons Revocable Trust, containing 37,607 square feet of land, more or less, which parcel is located on Veirs Drive, having a street address of 9604 Veirs Drive, Rockville, Maryland; and

WHEREAS, said Resolution is to become fully effective 45 days after adoption; and

WHEREAS, the City of Rockville Planning Commission, pursuant to Section 3.06 of Article 66B of the Annotated Code of Maryland, 1957 Edition, as amended, and Chapter 25, Section 25-99 of the Zoning and Planning Ordinance of the City of Rockville, Maryland, has recommended to the Mayor and Council the boundaries of the zoning district for said area to be annexed; and

WHEREAS, the Mayor and Council of Rockville gave notice that a public hearing on the adoption of the zoning map for said area would be held by the Mayor and Council of Rockville in the Council Chamber, Rockville City Hall on December 6, 2004, at 7:00 p.m., or as soon thereafter as it may be held, at which parties in interest and citizens would have the opportunity to be heard, which notice was published once each week for two successive weeks in a newspaper of general circulation in the City of Rockville, with the first such publication appearing at least fourteen days prior to the hearing; and

WHEREAS, on the 6th day of December, 2004, the said hearing was held at the time and place provided for in said advertisement; and

WHEREAS, the Mayor and Council of Rockville, having fully considered the matter, has decided on proper boundaries and zoning districts in said annexed area so as to promote the health, security and general welfare of the community of the City of Rockville.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF ROCKVILLE, MARYLAND, as follows:

SECTION 1. That the map entitled "Zoning Map of the City of Rockville, Maryland dated January 1, 1975, as amended by Comprehensive Map Amendment as of August 4, 2003" together with all amendments thereto, said map as amended constituting the official Zoning Map of the City of Rockville, be and the same is hereby amended so as to incorporate as a part thereof the map entitled "Proposed Zoning Map – ANX2004-00135," which map places said property in the R-E, Residential Estate Zone, the annexation resolution for which tract was adopted on January 10, 2005, said map being dated November 17, 2004, and said map, sections or portions thereof, together with all notations, dimensions, designations, references and other data shown thereon are hereby adopted and made a part of the City of Rockville's Zoning Ordinance to the same extent as if the information set forth on said map were fully described and incorporated herein.

SECTION 2. That the effective date of this ordinance shall be the date on which the annexation of the 37,607 square feet of land, more or less, as described, to the City of Rockville, becomes finally effective.

I hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the Mayor and Council at its meeting of

_____.

Ordinance No. _____

-3-

Claire F. Funkhouser, CMC, City Clerk

10

CITY OF ROCKVILLE PLANNING DIVISION
FINAL REPORT

November 10, 2004

SUBJECT:

Annexation Petition ANX2004-00135

Petitioner: Virginia Simmons Trust
9604 Veirs Drive
Rockville, Maryland 20850

Property Location: 9604 Veirs Drive

Planning Commission Review Date: November 17, 2004
Mayor and Council Public Hearing Date: December 6, 2004



REQUEST:

The petitioners request annexation into the City of Rockville, property consisting of a single parcel of land containing 37,600 square feet, located on Veirs Drive in the Glen Hills Club Estates subdivision. The property is presently unimproved. The petitioners request the Mayor and Council classify the parcel for R-E (Residential Estates) land usage, upon annexation from Montgomery County into the City of Rockville.

PREFACE:

The subject petition has been submitted in accordance with provisions of Article 23A of the Annotated Code of Maryland, which specifies procedures for annexation to a municipal corporation. The law requires the Mayor and Council to introduce a resolution to propose annexation promptly upon being petitioned to do so. The Mayor and Council are also required to conduct a public hearing simultaneously for adoption of a new zoning map of the affected area.

Prior to the Mayor and Council's public hearing, the Planning Commission is required to study the subject area and transmit to the Mayor and Council its recommendation as to the appropriate zoning of the property. The Rockville Zoning and Planning Ordinance requires the Planning Commission to conduct a public hearing in conjunction with recommending new zoning.

ANALYSIS:

The Property - The subject property is approximately 37,600 square feet in size, rectangular in shape, with similar dimensions to other residential lots surrounding it. The property is currently undeveloped. Development of the property could include vehicular access onto Veirs Drive. The property is currently zoned for RE-1 (one dwelling unit per acre) land usage in Montgomery County.

Existing Land Use & Zoning in the Area – The subject property abuts land within the City of Rockville corporate limits to the northwest, north, and east, which are zoned for R-E (Residential Estates) land usage. The subject site is located on the south side of Veirs Drive, directly across the street from the National Lutheran Home Elderly Housing and Nursing facility. Based on available information the subject property and the neighboring residential property to the southeast are not served by public water and sewer.

Public Services and Facilities – The subject property is not located within the Washington Suburban Sanitary District, thus water and sewer services cannot be provided from the Washington Suburban Sanitary Commission (WSSC). City of Rockville public water and sewer services are available along Veirs Drive for a limited distance on either side of the subject property, which would allow the subject and neighboring properties to access City public water and sewer services. Any expense incurred in providing water and sewer services shall be the responsibility of the property owner/s.

Montgomery County provides no services to the subject property that would have to be compensated if the property is annexed. There are no public facilities currently located on the property. Since the subject property is can only accommodate one house, it is unlikely that neighborhood school capacities would be impacted by the annexation. City services such as police protection will be provided through general tax revenue. Any public improvements necessitated by future development such as storm drain or storm water management facilities will be the responsibility of the property owner or future developer, which would be constructed and installed under established permit and bond procedures.

Access to the site will continue to be from Veirs Drive. The Citywide Master Plan of the City of Rockville suggests a designation of single-family detached residential use. A traffic study or statement is not required since the number of peak hour trips generated by a single family home are well below the threshold for requiring such analysis.

The Rockville Master Plan Regarding Annexation – The subject property is included in the City's Urban Growth Areas" as established in the approved and adopted 2002 Citywide Master Plan of the City of Rockville. The Plan further indicates that the area should be designated for single family detached residential use.

Montgomery County Master Plan – The Approved & Adopted 2002 Potomac Subregion Master Plan calls for single-family residential zoning and development of the subject property. It recommends that the site remain in the county's RE-1 Zone.

Annexation Recommendation – Since the subject site lies within the Urban Growth Area of the City Rockville and is contiguous to the City of Rockville, approval of the annexation is recommended. Annexation of the property will assist the City's goal of promoting annexation for strategically situated properties near the City's boundaries.

The Maryland-National Capital Parks & Planning Commission (M-NCPPC) will review this application in the upcoming weeks. It is anticipated that the consent of the Montgomery County Council will not be required in this case because the proposed zoning and land use are consistent with those that would be allowed in the current Montgomery County zone.

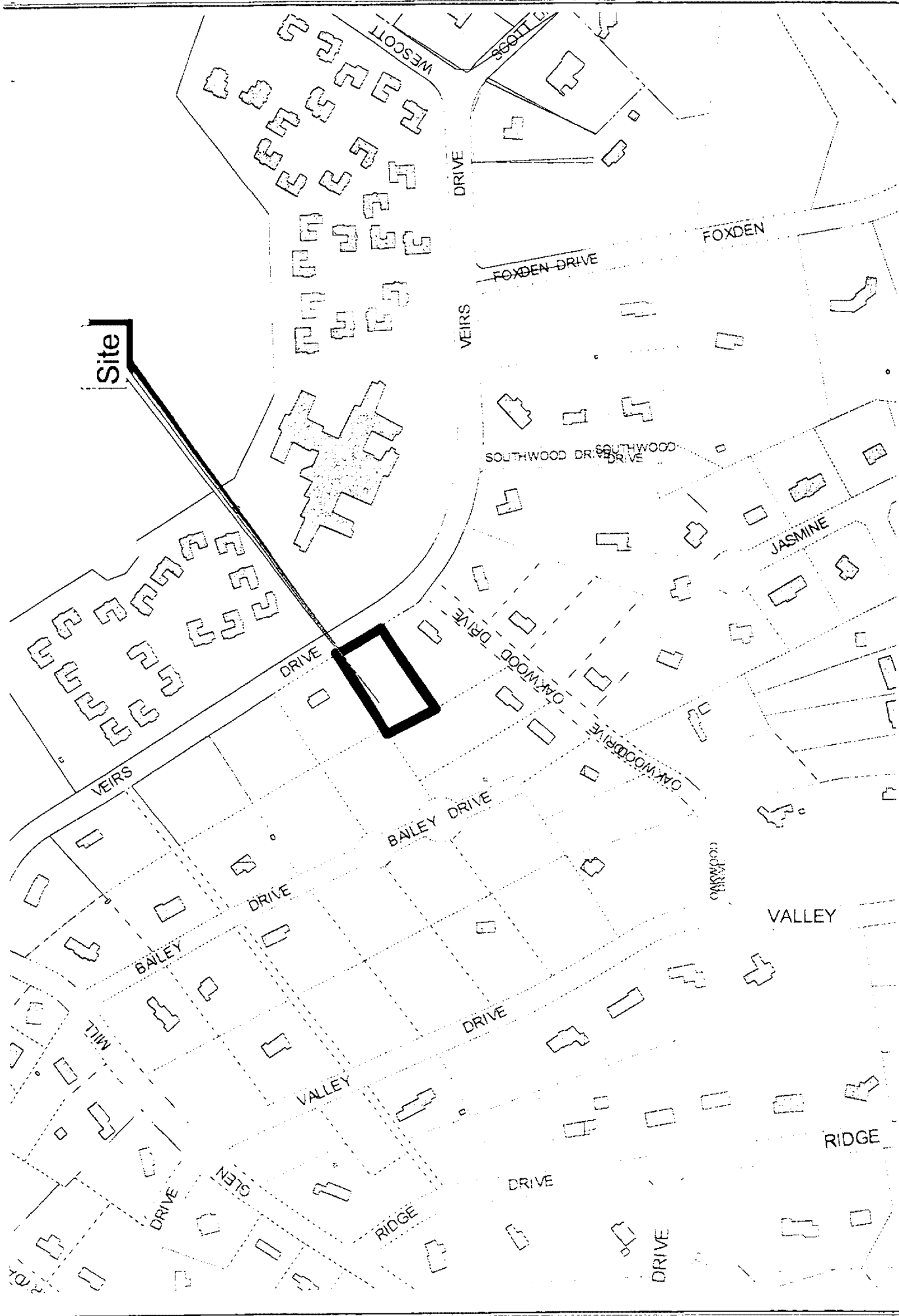
Zoning Map

Procedure - When land is annexed all zoning upon that land which was imposed by the authority previously having jurisdiction will no longer exist. Hence, the Mayor and Council must adopt a new zoning map to become effective upon annexation. State law imposes some limitation on the zoning of newly annexed land. The law requires in substance, that the land uses of the City zone must not be substantially different from the use specified in the adopted Montgomery County Master Plan, covering the subject property prior to its annexation. It also precludes the City of Rockville from consideration of rezoning to a zone that allows substantially different land uses for a period of five years without the consent of the County Council.

Montgomery County Zoning Requirements The Potomac Subregion Master Plan prepared by M-NCPPC is the most current County Plan covering the subject property. The Plan recommends residential land use and designation of the property to the RE-1 Zone. Single-family detached dwelling uses are permitted in the RE-1 Zone per the Montgomery County Zoning Ordinance.

The Rockville Plan Regarding Land Use and Zoning The land use plan of the 2002 Citywide Master Plan recommends single family residential land use for the subject site, which is similar to the land uses found in the surrounding area.

Zoning Map Recommendation Staff recommends the subject property be placed in the R-E (Residential Estates) Zone, if the Mayor and Council act to annex the property. The R-E Zone like the County's RE-1 Zone has a minimum lot size of 40,000 square feet. The land use recommendation is consistent with the recommendations found in the Rockville Master Plan and the applicable Montgomery County Plan.




Site Location Map

ANX2004-00135, Virginia Simmons
9604 Veirs Drive

CITY OF ROCKVILLE
DEPARTMENT OF COMMUNITY PLANNING
AND DEVELOPMENT SERVICES



July 8, 2004

TO: Bob Spalding, Chief of Planning
FROM: Brenda Bean, Deputy City Clerk 
SUBJECT: Annexation Petition No. ANX2003-00135
Glen Hills Club Estates
Virginia Simmons Trust, Petitioners

Attached is a Petition for Annexation recently filed by C. Brian Carlin, Esquire, on behalf of his client, the Virginia Simmons Revocable Trust. This petition proposes to annex property located at 9604 Veirs Road. I have tentatively set this down for public hearing for September 20, 2004. Please verify that this is sufficient time for this petition to work its way through the process, and also which planner will handle this case.

By copy of this memo to Public Works, I will ask Susan Fournier to review the property descriptions for accuracy and to identify any potential issues related to possible enclaves or zoning.

Thank you.

Cc: Art Chambers, Director, Community Development & Planning Services
Claire Funkhouser, City Clerk
Anita McCombs, Legal Assistant
Susan Fournier, Public Works Administrator

**BEFORE THE MAYOR AND COUNCIL
OF THE CITY OF ROCKVILLE, MARYLAND**

In the matter of the Petition
of Nedra S. Iwerks, Trustee
of The Virginia S. Simmons
Revocable Trust for Annexation

Annexation No. Anx04-00135

PETITION FOR ANNEXATION

The undersigned property owner "Petitioner" hereby petitions the Mayor and Council of the City of Rockville pursuant to Section 19, Article 23 of the Annotated Code of Maryland to annex property into the corporate boundaries of the City of Rockville. In support of this request the Petitioner states as follows:

1. The property which is the subject of this annexation petition consists of 37,600 square feet of unimproved land commonly known as 9604 Veirs Drive, and legally described as Lot 13 in the subdivision known as and called Block "A", Section One (1), Glen Hills Club Estate, as per plat thereof recorded in Plat Book 33 at Plat 2193 among the Land Records of Montgomery County, Maryland, and more particularly described in the Identification Plat and Metes and Bounds description attached hereto as Exhibits "A" and "B", respectively ("the Subject Property").
2. The Subject Property is contiguous to and adjoining the existing corporate limits of the City of Rockville.
3. Annexation of the Subject Property will not create any unincorporated area which is bounded on all sides by: i) real property presently within the corporate limits of the City of Rockville, or, ii) real property proposed to be within the City of Rockville, or, iii) any combination of incorporated properties, and proposed to be incorporated properties within the City of Rockville.

4. The Subject Property is owned by the Petitioner who represents more than twenty-five percent (25%) of the assessed value of the property in the area to be annexed.

5. There are no registered voters residing on the subject Property to be annexed.

6. The Subject Property is within the urban growth boundary of the City of Rockville, and annexation of the Subject Property will provide a logical corporate boundary for the City of Rockville.

7. The Subject Property is currently classified in the RE-1 (Residential, One-Family) zone in Montgomery County, which zoning classification is consistent with the current and duly adopted Master Plan. Petitioner requests that the Subject Property be classified in the R-E (Residential Estates) zone in the City of Rockville which will permit a land use of a single family detached dwelling which is substantially similar to the use permitted in Montgomery County's RE-1.

WHEREFORE, the Petitioner respectfully requests that the Mayor and the Council of the City of Rockville initiate all steps necessary for final enactment of a resolution annexing the Subject Property into the corporate boundaries of the City of Rockville.

PETITIONER:

The Virginia Simmons Revocable Trust

May 27, 2004
Date

By: Nedra S. Iwerks, ITTEE
Nedra S. Iwerks, Trustee

Exhibits
Plat No. 2233
Application and Consent Form
Deed
Easement

**BEFORE THE MAYOR AND COUNCIL
OF THE CITY OF ROCKVILLE, MARYLAND**

In the matter of the Petition
of Nedra S. Iwerks, Trustee
of The Virginia S. Simmons
Revocable Trust for Annexation

CONSENT TO ANNEXATION

The undersigned is the owner of record, in fee simple, of the property located on 9604 Viers Drive more particularly described as: Lot 13, Block "A", Glen Hills Club Estates, Plat 2233, recorded in the Land Records of Montgomery County, Maryland.

I hereby consent to annexation of the subject property and consent to its proposed annexation into the city of Rockville.

The Virginia Simmons
Revocable Trust

May 27, 2004
Date

By: Nedra S. Iwerks, TRUSTEE
Nedra S. Iwerks, Trustee

Description of
Lot 13, Block A., Section One
Glen Hills Club Estates
Plat 2193
Montgomery County, Maryland
37,607 Square Feet

Being all of Lot 13, Block A, Section One , Glen Hill Club Estates, recorded June 24, 1948 as Plat 2193 among the Land Records of Montgomery County, Maryland and being more particularly described as follows.

Beginning for the same at the westerly right-of-way line of Viers Drive, 60 feet wide, and the common front corners of lots 9 and 13, then running with the front line of lot 13 and the westerly line of Viers Drive

- 1) South 32°39'25" East, 139.84 feet, then running with the side line common to lots 13 and 14
- 2) South 57°20'35" West, 272.28 to the rear line of lot 13, then with said line and part of the side line of lot 12
- 3) North 29°54'53" West, 140.00 feet to the side line of lot 13 common to lots 10 and 9, then with said line
- 4) North 57°20'35" East, 265.58 feet to the place of beginning, containing 37,607 square feet of land, more or less.

Subject to any and all easements and or rights-of-way of record. Street address is 9604 Viers Drive.

EXHIBIT "A"

CARLIN, BRADSHAW, THOMAS & YEATMAN LLP

ATTORNEYS AT LAW

4419 EAST WEST HIGHWAY

BETHESDA, MARYLAND 20814

(301) 656-3800 • FAX (301) 656-6703

FRANCIS E. YEATMAN
C. BRIAN CARLIN +
F. DOUGLAS YEATMAN +

OF COUNSEL:
E. AUSTIN CARLIN +

June 22, 2004

RETIRED
J. DOUGLAS BRADSHAW
HOWARD J. THOMAS

+ ALSO ADMITTED IN D.C.

2004 JUN 23 AM 11:20
JUL 1 2004
JUL 1 2004

BY HAND

Mr. Cas Chasten
Department of Planning
City of Rockville
111 Maryland Avenue
Rockville, MD 20850

Re: Virginia Simmons Revocable Trust
Annexation Lot 13, Block "A", Section 1
Glen Hills Club Estates

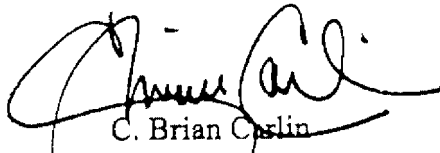
Dear Mr. Chasten:

Enclosed for filing is the Petition for Annexation for the above-referenced Property, along with a check for \$1,050.00 representing the applicable filing fee.

If anything further is needed, please let me know.

Very truly yours,

CARLIN, BRADSHAW, THOMAS & YEATMAN, LLP


C. Brian Carlin

CBC:vm
Enclosures

NO TITLE EXAMINATION
NO CONSIDERATION

THIS DEED

MADE this 31st day of March, 2000, by and between Virginia H. Simmons, surviving Tenant by the Entirety of Marvin W. Simmons who died on November 1, 1982, party of the first part, and Nedra S. Iwerks, Trustee Under Agreement dated the 20th day of March, 2000, For the Benefit of Virginia H. Simmons, party of the second part;

This no consideration deed transfer interest in real property under the terms of the grantor's revocable trust in which grantor is a primary beneficiary.

WITNESSETH that in consideration of the sum of \$00.00 the receipt of which is hereby acknowledged, the said party of the first part, does hereby grant and convey unto the party of the second part, her heirs and assigns, in fee simple, all that piece or parcel of ground, situate, lying and being in Montgomery County, Maryland, and being described as follows:

See Attached Schedule "A"

Address of Grantor: 9801 Viers Drive, Villa #1, Rockville, Maryland 20850

Address of Grantee: P.O. Box 158, Oxford, Maryland 21654

Address of Property:

TOGETHER with the buildings and improvements thereupon, erected, made, or being; and all and every, the rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging or in any wise appertaining. And the said party of the first part covenants that she will warrant specially the property hereby conveyed; and that she will execute such further assurances of said land as may be requisite.

WITNESS my hand and seal the day and year first above written.

WITNESS:

IMP FD SURE \$	5.00
RECORDING FEE	20.00
TOTAL	25.00
Rec'd MDDB	Rec'd \$ 40914
MDR BDM	Blk \$ 1484
May 04, 2000	12:28 PM

20
5

[Signature]

Virginia H. Simmons (SEAL)
Virginia H. Simmons

After
Recording Return
to 2

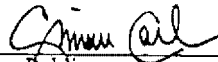
Carlin, Bradshaw,
Thomas & Yeatman LLP
ATTORNEYS AT LAW
4405 East West Highway
Sixth Floor
Bethesda, MD 20814
Phone (301) 556-8800
Fax (301) 556-6708

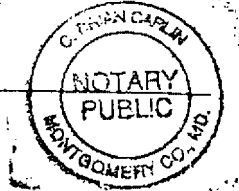
BN

STATE OF MARYLAND :
 COUNTY OF MONTGOMERY : to wit:

I HEREBY CERTIFY that on this 31st day of March, 2000, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared, Virginia H. Simmons, known to me (or satisfactorily proven to be) the person whose name is subscribed to the within instrument and did acknowledge that she executed the same for the purposes therein contained.


IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal the day and year aforesaid.


 Notary Public

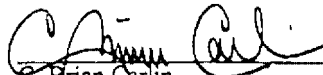


My Commission Expires: 8-01-02

The said party of the first part certifies, under the penalty of perjury, as evidenced by her signature below, that the actual consideration paid, or to be paid, for the within conveyance, including any mortgage or deed of trust, is in the sum total of \$00.00. This transfer is exempt from Real Property Transfer Tax because it is a transfer without consideration for estate planning purposes. The property is free and clear of all liens, mortgages and deeds of trust. No Grantor or Grantee is assuming liability for debt or being relieved of liability for debt in this transaction. OR The Grantor(s) has/have made all mortgage payments and will continue to make all mortgage payments in the future. No Grantor or Grantee is assuming liability for debt or being relieved of liability for debt in this transaction.


 Virginia H. Simmons

I hereby certify that I am an attorney duly admitted to practice before the Court of Appeals of Maryland and that this instrument was prepared under my supervision at the request of the Grantor and Grantee without the benefit of a title abstract or examination but solely based on documents provided by the Grantor.


 C. Brian Carlin

Carlin, Bradshaw,
 Thomas & Yeatman LLP
 ATTORNEYS AT LAW
 4405 East West Highway
 Sixth Floor
 Bethesda, MD 20814
 Phone (301) 656-8600
 Fax (301) 656-6708

Schedule "A"

Parcel 1: Tax Account Number 04-60078714

Parcel lettered "A" in Block lettered "C" in the subdivision known as "Glen Hills Club Estate" and containing 5,268 square feet of land, as shown in Pat Book 38 at Plat No. 2623 among the land records for Montgomery County, Maryland.

Parcel 2: Tax Account Number 04-00155915

Lot numbered Seventeen (17) in Block lettered "A" in the subdivision known as "Section One, Glen Hill Club Estates", containing 51,090 square feet of land, as shown in Plat Book 34 at Plat 2233, among the land records for Montgomery County, Maryland.

Parcel 3: Tax Account Number 04-7834103 4-6-77127

Lot numbered Thirteen (13) in Block lettered "A" in the subdivision known as and called "Block A Section One Glen Hills Club Estate" as per plat thereof recorded in Plat Book 33 at Plat 2193 among the land records for Montgomery County, Maryland.

4-6-78714
4-504-155915
4-6-77127

APPROVED FOR TRANSFER
BY WJH MONT. CO., MD

APR 25 2000

\$ NO TRANSFER TAX PAID

Carlin, Bradshaw,
Thomas & Yeatman LLP
ATTORNEYS AT LAW
4406 East West Highway
Sixth Floor
Bethesda, MD 20814
Phone (301) 656-8800
Fax (301) 656-8703

State of Maryland Land Instrument Intake Sheet

☐ Baltimore City ☒ County: Montgomery

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1. Type(s) of Instruments	<input type="checkbox"/> Check Box if Addendum Intake Form is Attached.					
	<input checked="" type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other	<input type="checkbox"/> Other		
2. Conveyance Type Check Box	<input type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms-Length Sale (9)		
	Arms-Length (1)	Arms-Length (2)	Arms-Length (3)			
3. Tax Exemptions (if Applicable) Cite or Explain Authority	Recordation:					
	State Transfer:					
4. Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only			
	Purchase Price/Consideration	\$	Transfer and Recordation Tax Consideration			
	Any New Mortgage	\$	Transfer Tax Consideration			
	Balance of Existing Mortgage	\$	X() %			
	Other:	\$	Less Exemption Amount			
	Other:	\$	Total Transfer Tax			
	Full Cash Value	\$	Recordation Tax Consideration			
		\$	X() % per \$500			
5. Fees	Amount of Fees	Doc. 1	Doc. 2	Agent		
	Recording Charge	\$ 25.00	\$	Tax Bill		
	Surcharge	\$	\$	O.B. Credit		
	State Recordation Tax	\$	\$	Ag. Tax/Other		
	State Transfer Tax	\$	\$			
	County Transfer Tax	\$	\$			
	Other	\$	\$			
	Other	\$	\$			
6. Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOC
		04-00078714	04-001559X5	04-7824103		<input type="checkbox"/> (5)
	Subdivision Name	Lot (3a)	Block (3b)	Sec/A/R (3c)	Plat Ref.	SqFt/Acreage (4)
	Club Hills Club Estates					
	Location/Address of Property Being Conveyed (2)					
	Parcel "A" in Block "C" Lots 13+17 in Block "A"					
	Other Property Identifiers (if applicable)					
	Water Meter Account No.					
	Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount:					
	Partial Conveyance? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred:					
7. Transferred From	If Partial Conveyance, List Improvements Conveyed:					
	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)		
	Virginia A. Simmons					
8. Transferred To	Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)		
	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)		
	Nedra S. Inwards, Trustee			Also Virginia A. Simmons		
9. Other Names to Be Indexed	New Owner's (Grantee) Mailing Address					
	P.O. Box 158 Oxford, Md. 21654					
10. Contact/Mail Information	Instrument Submitted By or Contact Person					
	Name: Brian Carter					
	Firm:					
	Address: 4405 East Rd #603 Bethesda, MD 20814 Phone: (301) 656-3800					
11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER.	Assessment Information					
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Will the property being conveyed be the grantee's principal residence?					
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Does transfer include personal property? If yes, identify:					
	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).					
Assessment Use Only - Do Not Write Below This Line						
Terminal Verification: Agricultural Verification: Whole <input type="checkbox"/> Part <input type="checkbox"/> Trans-Process Verification						
Transfer Number: Date Received: Paid Balance: Assigned Property No.						
Year: 19 Land: Building: Total: Remarks:						
Distribution: White - Clerk's Office Caddy - SDAT Pink - Office of Finance Goldenrod - Preparer ACC-CC-300 (R/RS)						

Space Reserved for County Violation

Space Reserved for Circuit Court Clerk Recording Violation



ATTACHMENT 3



THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
Office of the Chairman, Montgomery County Planning Board

Routed To:

☐ Council
☐ City Clerk
☒ City Manager

☒ City Attorney
☐ Council Support Specialist
☒ Other B Spalding
A Chambers
C Chastan

December 16, 2004

Mayor Larry Giammo
and Members of the Rockville City Council
City Hall, City of Rockville
111 Maryland Avenue
Rockville, Maryland 20850

Exhibit # 1

Subject: ANX2004-000135

Public Hearing Date: 12/6/04

SUBJECT: Annexation Petition
9604 Veirs Drive

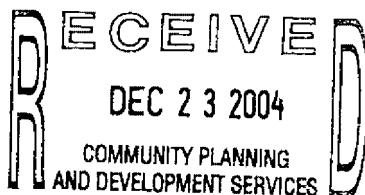
Dear Mayor Larry Giammo and Members of the City Council:

The Montgomery County Planning Board held a public hearing on December 16, 2004, for Annexation Petition No. ANX2004-00135, located at 9604 Veirs Drive in the Glen Hills Club Estates subdivision.

The Planning Board reviewed the staff report on this case and voted to transmit the following comments:

1. The proposed R-E (Residential Estate) zoning classification is not substantially different from the County RE-1 Zone and will not adversely affect the overall implementation of the approved and adopted Potomac Subregion Master Plan.
2. After annexation, the applicant should volunteer to pay the County Park taxes (approximately \$122 annually) or make a payment instead of taxation.
3. The County Council does not need to review this annexation petition prior to final action by the City since the corresponding zones in the County and City permit similar uses and there are no major land use or zoning issues. The attached staff report, therefore, is transmitted directly as input for the public hearing record.

Thank you for the opportunity to comment. If you have any questions regarding the above, please do not hesitate to contact Callum Murray of our staff at 301-495-4733.



Sincerely,

Derick P. Berlage
Chairman

DPB:CM:na
Attachment